

19-0-3A From
 18-0-3B TO
 21-50 From
 21-60 TO

WARRANTY DEED

Joint Tenancy

003044

Maine Statutory Short Form

NO TRANSFER
TAX PAID

Know all Men by these Presents,

That I, Caroline E. Johnston, of Waterville, County of Kennebec, State of Maine, for consideration paid by Brian Rancourt and Joni Rancourt, as husband and wife, grant to Brian Rancourt and Joni Rancourt, of Waterville, County of Kennebec and State of Maine with warranty covenants, as joint tenants, the land in Waterville, County of Kennebec, State of Maine, described as follows:

Beginning at an iron pin set in the ground which marks the northeast corner of that parcel of land conveyed to the Grantees by Grantors in deed dated March 8, 1985 and recorded in Book 2778, Page 31 of the Kennebec County Registry of Deeds; thence running in a straight line northerly 42° 51' 37" E a distance of 51.63 feet to an iron pin set in the ground; thence turning and running in a straight line northerly 61° 34' 30" W a distance of 264.35 feet to an iron pin set in the ground; thence turning and running in a straight line south 28° 25' 30" W a distance of 250 feet to an iron pin set in the ground on the northerly side of the Webb Road, so called; thence turning and running in a straight line southerly 61° 34' 30" E a distance of 50 feet to an iron pin set in the ground, said iron pin marking the southwest corner of Grantee's said lot described in Book 2778, Page 31 of the Kennebec County Registry of Deeds. Being a portion of the premises conveyed to the Grantor's herein by Quit-Claim Deed of Bernard Johnston dated September 11, 1984 and recorded in Book 2725, Page 322 in the Kennebec Registry of Deeds.

TO Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Brian Rancourt and Joni Rancourt, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I do covenant with the said Grantee(s), as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances,

that I have good right to sell and convey the same to the said Grantee(s) to hold as aforesaid, and that I and my heirs shall and will Warrant and Defend the same to the said Grantee(s), their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Caroline E. Johnston joining in this deed as Grantor, and relinquishing and conveying all my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 7th day of February, 1992.

21-50 P10m
21-60 T0

Signed, Sealed and
Delivered in presence of

Marcia J. Kulpa
Witness

Caroline E. Johnston
Caroline E. Johnston

State of Maine, County of Kennebec, ss.

February 7, 1992

Then personally appeared the above named Caroline E. Johnston and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Marcia J. Kulpa
Attorney/Notary Public
Marcia Kulpa



RECEIVED KENNEBEC SS.

1992 FEB 12 AM 9:00

ATTEST: Theresa Reed Brown
REGISTER OF DEEDS